RENTON CITY COUNCIL  
Regular Meeting  
September 22, 2014  
Monday, 7 p.m.  
MINUTES  
Council Chambers  
Renton City Hall  

CALL TO ORDER  
Mayor Denis Law called the meeting of the Renton City Council to order and led the Pledge of Allegiance to the flag.

ROLL CALL OF COUNCILMEMBERS  
DON PERSSON, Council President; ED PRINCE; ARMONDO PAVONE; GREG TAYLOR; RANDY CORMAN; MARCIE PALMER. MOVED BY PERSSON, SECONDED BY PRINCE, COUNCIL EXCUSE ABSENT COUNCILMEMBER TERRIE BRIERE. CARRIED.

CITY STAFF IN ATTENDANCE  
DENIS LAW, Mayor; JAY COVINGTON, Chief Administrative Officer; GARMON NEWSOM, Senior Assistant City Attorney; JASON SETH, Acting City Clerk; CHIP VINCENT, Community and Economic Development Administrator; COMMANDER DAVE LEIBMAN, Police Department.

PROCLAMATION  
A proclamation by Mayor Law was read declaring September 27, 2014 to be “Mayor’s Day of Concern for the Hungry” in the City of Renton, and encouraging all citizens to join the Emergency Feeding Program and the Salvation Army Renton Rotary Food Bank in their efforts to nourish those who are hungry. MOVED BY TAYLOR, SECONDED BY PRINCE, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.

Executive Director of the Emergency Feeding Program (EFP) Glenn Turner and Major Kris Potter of the Salvation Army accepted the proclamation. Mr. Turner explained that EFP primarily provides food to distribution partners such as the Department of Health and Social Services and Boys and Girls Clubs. He announced that volunteers will be collecting food at several grocery stores throughout King County on September 27. He encouraged anyone interested in volunteering to contact EFP at 206-329-0300.

Major Potter expressed appreciation for the proclamation. He remarked that this proclamation is an indication that the City cares about feeding the homeless in Renton.

SPECIAL PRESENTATION  
Utility: King Conservation District Work Program/Rates & Charges  
Community Relations Manager Deirdre Grace and Outreach Assistant Melissa Lang presented a report regarding King Conservation District’s (KCD) 2015 Program of Work. Ms. Grace reported that KCD is one of forty-five conservation districts in the State of Washington. She remarked that the organization is celebrating its 65th anniversary, and noted that its purpose is to work with landowners, cities, and non-profits to help land managers steward their natural resources in a sustainable way.

Ms. Lang reported that in 2013 KCD co-convened with King County a conservation panel and taskforce. She stated that the purpose of these committees was to review existing programs and natural resource needs in the county. She reported that nearly 100 needs were identified and were subsequently narrowed down to six priorities. Ms. Lang indicated that implementation of the work program will begin later this fall.
Ms. Grace stated that the six priorities were further narrowed to three critical areas that include building a sustainable, equitable, and resilient food system, preserving and expanding the region’s rural forest and urban canopy, and ensuring that there is clean water for all citizens, habitat, and wildlife.

Ms. Lang reported that King County farmers only produce $120 million of the $600 million worth of raw goods consumed in the county. She stated that there is a lot of room for growth, and remarked that KCD has partnered with King County, Seattle Tilth, Cascade Harvest Coalition, Pike’s Place Market, and the Puget Sound Regional Food Council to address this issue.

Ms. Grace reported that there is over 45,000 acres of rural forest held by private property owners in King County. She stated that KCD identified the need to help small landowners manage their forests. She also reported that KCD is proposing to develop a program to work directly with municipalities to enhance urban canopies.

Ms. Lang reported that over two thirds of King County marine and fresh water shoreline is owned by private landowners. She reported that KCD will address shoreline stewardship through one-on-one assistance, train the trainer programs, and workshops and classes with private property owners.

Responding to inquiries from Councilmember Taylor, Ms. Lang remarked that KCD is a member of the King County Kitchen Cabinet which is reviewing the county’s entire food system. She acknowledged that institutional buy-in is essential to closing the disparity between the amount of food produced and consumed in the county.

ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City’s recent progress towards goals and work programs adopted as part of its business plan for 2014 and beyond. Items noted:

* There are only two markets left in the 2014 Renton Farmers Market season! Visit the market this Tuesday, September 23, for the first Salmon Day. Learn about the salmon run on the Cedar River, and join naturalists on a walk from the market to view salmon on the Cedar River. The Renton Farmers Market runs each Tuesday, June through September, from 3 p.m. to 7 p.m. at the Piazza Park in downtown Renton. Visit the website at www.rentonfarmersmarket.com for more information.

* The City of Renton and King County Fire District 25 Fire Commissioners will meet to begin the planning process to consider the establishment of a Regional Fire Authority. This meeting is open to the public and will be held on September 25, at 2 p.m. at Renton City Hall in the 7th Floor Conferencing Center.

AUDIENCE COMMENT

Citizen Comment: Wnek – Interim Zoning

Andy Wnek (Renton) expressed concern regarding the proposed interim zoning. He stated that he owns a home that is sitting on two lots and had planned to develop the lots in the future. He remarked that the proposed interim zoning affects his financial future because he will not be able to develop the property as planned. Mr. Wnek suggested that home sizes should be restricted instead of lot sizes.
Citizen Comment: Bloss – Interim Zoning

Marta Bloss (Renton) expressed concern regarding the proposed interim zoning. She stated that she owns a home that is sitting on two lots and will not be able to develop the property as planned if the proposed zoning is adopted. She questioned why her neighbors could develop enormous homes with small setbacks and she could not.

Citizen Comment: Palka – Interim Zoning

Eva Palka (Renton) expressed concern regarding the proposed interim zoning. She stated that she owns a home sitting on two lots and was told by the City that the property could be subdivided when she bought it. She also expressed concern that she was not notified of the proposed zoning changes.

Citizen Comment: Wilford – Interim Zoning

Alex Wilford (Bellevue), representing the Master Builders Association of King and Snohomish Counties, stated that he did not understand how the proposed interim zoning constituted an emergency. He asked why the regular comprehensive plan process was not sufficient. He remarked that the City is losing potential revenue sources by decreasing zoning. Mr. Wilford also asked if any studies had been done to justify the proposed zoning changes.

Mayor Law remarked that the proposal is for interim zoning and all of the issues brought up will be thoroughly investigated and discussed in an open public forum prior to being adopted as City zoning code. He invited Community and Economic Development Administrator Chip Vincent to the podium to speak on this topic.

Mr. Vincent reported that this issue was referred to the Planning and Development Committee and Planning Commission on August 11, 2014. He remarked that interim zoning and moratoria is typically presented to Council the same night it is being proposed for adoption. He explained that the reason the interim zoning is being proposed is because the City is staying the opportunity for new development to vest to the old zoning rules while new rules are being considered.

Mr. Vincent reported that the Planning Commission held public meetings on the topic prior to presenting a recommendation to the Planning and Development Committee. He emphasized that this is interim zoning that preserves options for citizens and Council to make informed choices about the ultimate vision for the City without fear or concern of new projects vesting under regulations that could be inconsistent with future goals.

Responding to Mayor Law’s inquiry, Mr. Vincent remarked that the concerns expressed by previous speakers regarding homes sitting on two lots had to do with a City regulation that was adopted over a year ago. He explained that property owners who own a home that sits on two lots cannot tear down that house and reclaim those two underlying lots unless those lots conform to current zoning requirements. He further explained that landowners had been tearing down old homes and building on two, three, or four lots that did not conform to existing zoning. He added that the City was also not getting frontage improvements for curbs, landscape strips, and sidewalks.

Responding to Councilmember Corman’s inquiries, Mr. Vincent stated that many of the lots were platted in the 1930s and 1940s and do not conform to today’s subdivision rules. He added that he believes the proposed interim zoning does not impact these particular homeowners because they are referring to action the City took a year ago.
Responding to inquiries and concerns expressed by Councilmember Taylor, Mr. Vincent explained that Council has broad discretionary authority to define an emergency in terms of public health, safety and welfare. He stated that the fact that developments could be vested to standards that are not in the best interest of the community is within Council's discretion and purview to be defined an emergency.

Mr. Vincent remarked that the hope is that the Comprehensive Plan land use element and zoning provides affordable housing for all economic segments of the population. He stated that this is about creating predictable zoning standards throughout the City. He added that when Council chooses to apply those land use designations and zones as part of the Comprehensive Plan, the City has then provided residents with a full spectrum of housing opportunities for people regardless of income levels.

Councilmember Taylor stated that he would like to see more public input and process to address potential impacts before the interim zoning regulations are adopted.

Council President Persson stated that he hopes a solution for the affected homeowners can be found, but cautioned that if the process is not slowed down there could be many more citizens upset because too much development is occurring. He explained that there could be a rush of developers submitting applications and lots that would only see three or four new homes could have as many as six or nine constructed. Mr. Persson added that this is essentially a moratorium to stem development from grandfathering to old standards.

Mr. Vincent remarked that a public open house on this topic is scheduled for November. He stated that the department will then present the draft elements of the Comprehensive Plan to Council in January 2015. He pointed out that this item is scheduled to be completed by June 30, 2015. Mr. Vincent also noted that the names of all of the citizens who spoke about this issue will be added to the interested parties mailing list.

Citizen Comment: Cushman – Interim Zoning

Adam Cushman (Renton), representing the Master Builders Association of King and Snohomish Counties, stated that affordability, cultural and economic opportunity, sustainability, access to essential services, and diversity in architecture are important factors that should guide land use decisions. He stated that the Growth Management Act encourages development in urban areas and reduction of urban sprawl. He remarked that in his opinion the proposed interim zoning does the opposite. He also cautioned that the City will lose future tax dollars if fewer homes are constructed.

Citizen Comment: Berntson – Delivery of Renton Reporter

Matt Berntson (Renton) expressed disappointment that the Renton Reporter is not being delivered to his address. He stated that he has contacted the newspaper to no avail. He remarked that he and his neighbors do not receive City news and public notices, school district information, and advertisements from Renton businesses. He requested assistance in getting the newspaper delivered to his neighborhood.
Citizen Comment: Sweet – Interim Zoning
Greg Sweet (Renton) stated that he lives in an older part of Renton and has been exposed to large developments going in near his home. He stated that a lot of people have spoken about their ability to redevelopment, but wanted to make sure that the City understands that some people do not want large developments going in that encroach on privacy and reduce sunshine so much that produce cannot be grown in their yards.

Citizen Comment: McOmber – Volunteerism
Howard McOmber (Renton) advocated for helping individuals in the community. He invited everyone to attend a fundraising event for the Renton Ecumenical Association of Churches (REACH) occurring on October 2. He remarked that the event supports REACH’s efforts to feed the homeless population in Renton.

Citizen Comment: Shure – Interim Zoning
Charles Shure (Renton) stated that he believes that the proposed interim zoning regulations need to be vetted more thoroughly. He also questioned how requiring larger lots would make homes more affordable. He recommended that the size of the homes be restricted instead of the size of the lots.

Mr. Vincent emphasized that the City is number three in the State in assuming the greatest challenges in meeting the obligations and requirements of the Growth Management Act, behind the cities of Seattle and Bellevue. He added that the purpose of the interim zoning is to allow time to vet the 2015 updates to the City’s Comprehensive Plan.

CONSENT AGENDA
Items listed on the consent agenda are adopted by one motion which follows the listing. At the request of Councilmember Taylor, Consent Agenda Item 7.d. was removed for separate consideration.

Council: Meeting Minutes of 9/15/2014

Court Case: Ebbert, Alleged Vehicle Accident, CRT-14-006
Court Case filed by David M. Ebbert in King County Superior Court v. Petelo Saolotoga and the City of Renton, regarding an alleged vehicle accident. Refer to City Attorney and Insurance Services.

Lease: City Center Parking Garage Spaces, King County METRO, LAG-04-003
Community Services Department recommended approval of Amendment #7 to LAG-04-003, with King County METRO, for parking spaces in the City Center Parking Garage. Refer to Finance Committee.

CAG: 14-054, Airport Lift Station Replacement, Budget Increase
Utility Systems Division requested approval to increase the budget for the Airport Lift Station Replacement project, and authorization to transfer $100,000 from the 2014 Sanitary Sewer Rehabilitation/Replacement project fund to cover the budget gap. Refer to Utilities Committee.

Utility: 2015/2016 Solid Waste & Piped Utilities Rates
Utility Systems Division submitted proposed changes to surface water rates, the solid waste Commercial Roll Off customer class rate, and a rate reduction of the King County stabilization charge; and requested approval of the 2015/2016 System Development Charges, code amendments regarding the water shutoff fee and the definition of the qualifications for reduced rates; and requested direction to prepare the 2015/2016 Solid Waste Rate and 2015/2016 Piped Utilities ordinances. Refer to Utilities Committee.

MOVED BY PERSSON, SECONDED BY PRINCE, COUNCIL CONCUR IN THE CONSENT AGENDA MINUS ITEM 7.d. CARRIED.
Separate Consideration Item
7.d.
Lease: Tiffany Park Recreation Building, Renton Youth Advocacy Center, LAG-13-003

Community Services Department recommended approval of addendum #1-14 to LAG-13-003, with Renton Youth Advocacy Center, to extend the lease of the Tiffany Park Recreation Building for one year and to reduce the monthly rent from $600 to $400 based on smaller than anticipated utility charges. Refer to Community Services Committee.

MOVED BY TAYLOR, SECONDED BY PERSSON, COUNCIL CONCUR TO ADOPT CONSENT AGENDA ITEM 7.d. AS COUNCIL CONCUR. CARRIED.

UNFINISHED BUSINESS
Planning & Development Committee
CED: Interim Zoning

Planning and Development Committee Chair Prince presented a report recommending concurrence in the Planning Commission and staff recommendation regarding interim zoning, with one amendment. The Committee amends the development standard for side yard setbacks along a street to seventeen and a half (17 ½) feet for primary and attached accessory structures for all property zoned Residential Eight Dwelling Units per Acre (R-8) and development in the Residential Four Dwelling Units per Acre (R-4) zone that uses small lot cluster provisions.

The Committee also recommended that Council suspend the rules and advance the ordinance to second and final reading immediately after first reading and declare an emergency, in order to have the provisions of this ordinance become effective upon passage.

MOVED BY PRINCE, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION.*

Councilmember Taylor expressed reservation to adopting the proposed interim zoning regulations after hearing the concerns voiced by citizens earlier in meeting.

Councilmember Corman remarked that the Master Builders Association should take in to account that for every person who may make a little more money from their investment property, there are other homeowners that are convinced they have lost money because they are surrounded by developments that do not fit the character of the neighborhood. He also remarked that he accepts the notion of requiring greater setbacks and smaller homes on smaller lots. Mr. Corman added that a solution should be found for homeowners who purchased homes that sit on two legally recognized lots.

Concluding, Mr. Corman stated that he finds it appropriate that he was not aware of this issue prior to the meeting because that is the nature of a moratorium. He added that the tree retention policy, the front- and side-yard setbacks, and other issues need to be addressed quickly to be fair to people who are anxious to jump on this cycle of building.

*MOTION CARRIED. (See page for 278 for ordinance.)

Finance Committee
Finance: Vouchers

Finance Committee Vice-Chair Palmer presented a report recommending approval of Claim Vouchers 332465 – 332796, two wire transfers and one payroll run with benefit withholding payments totaling $5,680,872.08 and payroll vouchers including 795 direct deposits and 84 payroll checks totaling $1,673,925.89. MOVED BY PALMER, SECONDED BY PRINCE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.
Community Services: Tree Maintenance Services, Seattle Tree Preservation Inc

Finance Committee Vice-Chair Palmer presented a report recommending concurrence in the staff recommendation to approve the agreement with Seattle Tree Preservation, Inc. in the amount of $182,682 to provide tree maintenance services, and approve the budget adjustment of $20,014 from the Urban Forestry Program Capital Investment Program fund to the Tree Maintenance fund. The Committee also recommended that the Mayor and City Clerk be authorized to execute the agreement.

MOVED BY PALMER, SECONDED BY PRINCE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

Community Services: Renton Senior Parking Lot Lighting, Transportation Systems Inc

Finance Committee Vice-Chair Palmer presented a report recommending concurrence in the staff recommendation to award the construction contract for the Renton Senior Activity Center Parking Lot Lighting project, as solicited through the small public works roster process, to Transportation Systems, Inc., in the amount of $134,559.83.

The Committee also recommended concurrence in the staff recommendation for a budget adjustment and use $20,000.00 from the account below as all projects have been completed for 2014, leaving a balance of $12,789.00 in account number:

316.332025.020.594.76.63.000 Capital Investment Program – Major Maintenance – Boundary, Topographic & Site Survey

The Committee further recommended that the Mayor and City Clerk be authorized to execute the agreement. MOVED BY PALMER, SECONDED BY PRINCE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

RESOLUTIONS AND ORDINANCES

CED: Interim Zoning

The following ordinance was presented for first reading and advanced for second and final reading:

An ordinance was read adopting interim zoning regulations for R-4 (Residential Four Dwelling Units per Acre) and R-8 (Residential Eight Dwelling Units per Acre) zones, changing height limits for an identified area, and changing certain areas zoned as R-10 (Residential Ten Dwelling Units per Acre) to R-4. MOVED BY PRINCE, SECONDED BY PALMER, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

ORDINANCE #5724
CED: Interim Zoning

After second and final reading of the above-reference ordinance, it was MOVED BY PRINCE, SECONDED BY PALMER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: AYES: PERSSON; PRINCE; PAVONE; CORMAN; PALMER. NOES: TAYLOR. MOTION CARRIED.

ADJOURNMENT

MOVED BY PERSSON, SECONDED BY PRINCE, COUNCIL ADJOURN. CARRIED.
Time: 8:37 p.m.

Jason Seth, Recorder
September 22, 2014
### Council Committee Meeting Calendar

**September 22, 2014**

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Committee</th>
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<tr>
<td><strong>September 25, 2014</strong></td>
<td></td>
<td>Planning &amp; Development Committee, Chair Prince -- CANCELED</td>
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<td>Transportation (Aviation) Committee, Chair Palmer -- CANCELED</td>
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<td><strong>September 29, 2014</strong></td>
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<td>Fifth Monday -- No Council Meetings</td>
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<th>Date</th>
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<tr>
<td><strong>October 06, 2014</strong></td>
<td>4:30 PM</td>
<td>Utilities Committee, Chair Pavone -- Council Conference Room</td>
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<td>1. Airport Lift Station Replacement Project Budget</td>
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<td>2. 2015 and 2016 Utility Revenue Requirements, CIP, and Fees</td>
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<td>Public Safety Committee, Chair Corman -- CANCELED</td>
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<td>Community Services Committee, Chair Taylor -- CANCELED</td>
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<td>5:00 PM</td>
<td>Committee of the Whole, Chair Persson -- Council Chambers</td>
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<td>1. Budget Message</td>
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